

RENTON CITY COUNCIL  
Regular Meeting

March 8, 1999  
Monday, 7:30 p.m.

Council Chambers  
Municipal Building

MINUTES

**CALL TO ORDER**

Mayor Jesse Tanner led the Pledge of Allegiance to the flag and called the meeting of the Renton City Council to order.

**ROLL CALL OF  
COUNCILMEMBERS**

KING PARKER, Council President; DAN CLAWSON; KATHY KEOLKER-WHEELER; BOB EDWARDS; TONI NELSON; RANDY CORMAN; TIMOTHY SCHLITZER.

**CITY STAFF IN  
ATTENDANCE**

JESSE TANNER, Mayor; JAY COVINGTON, Chief Administrative Officer; DAVID DEAN, Assistant City Attorney; MARILYN PETERSEN, City Clerk; GREGG ZIMMERMAN, Planning/Building/Public Works Administrator; SUSAN CARLSON, Economic Development, Neighborhoods & Strategic Planning Administrator; MICHAEL KATTERMANN, Director of Neighborhoods & Strategic Planning; BETTY NOKES, Director of Economic Development; ABDOUL GAFOUR, Water Utility Supervisor; GLENN KOST, CIP Manager; DEREK TODD, Finance Analyst; BATTALION CHIEF CHUCK DUFFY, Fire Department; COMMANDER DENNIS GERBER, Police Department.

**PRESS**

Elizabeth Parker, *Renton Reporter*

**APPROVAL OF  
COUNCIL MINUTES**

MOVED BY PARKER, SECONDED BY EDWARDS, COUNCIL APPROVE THE MINUTES OF MARCH 1, 1999 AS PRESENTED. CARRIED.

**SPECIAL PRESENTATION**  
Executive: Boy Scout Troop  
464 Recognition

Harold Hawken, Troop Leader for Boy Scout Troop 464, explained that as a service project and a fundraiser, Troop 464 raises over 100 American flags along several main streets in downtown Renton on seven major holidays. All of the flags were donated by local politicians and service groups, and anyone wishing to sponsor a flag for one year may do so with a \$30 contribution. The flags fly on South 2<sup>nd</sup> and 3<sup>rd</sup> Streets, Bronson Way and Mill Avenue South.

To express thanks for the way in which this project has contributed to Renton's community spirit, Mayor Tanner presented certificates of appreciation to members of Troop 464, as follows: Mike Harris, Brett Bishop, Kevin Vreeken, Brandon Wilson, Andrew Harris, Robert Lewis, Jacob Hawken, Jacob Zornes, Paul Vreeken, and John Rains.

Scouts and Varsity/Explorer Scouts Jessie Zornes, Steven Lee, Neil Robison, Bret Tingey, Tyler Opfar, CJ Swenson, Reggie Opfar, Lance Tingey, Jeff Rains, Dan Eastman, Jeff Jones, James Opfar, Brett Pierce and Brian Howarth could not be present to accept their certificates.

Mayor Tanner noted he has received many positive comments from citizens who truly appreciate the patriotic look and feel of the downtown when the flags are flying.

**PUBLIC HEARINGS**  
Planning: Residential  
Demonstration District

This being the date set and proper notices having been posted and published in accordance with local and State laws, Mayor Tanner opened the public hearing to consider the proposed Residential Demonstration District, and proposed amendments to the Commercial Arterial (CA), Center Suburban (CS), and Center Neighborhood (CN) zones.

Mike Kattermann, Director of Neighborhoods & Strategic Planning, explained that part of the proposal is to create an overlay district in the Center Suburban (CS) and Center Neighborhood (CN) zones that would establish special development standards for review of multi-family projects in these zones. Another proposal would restrict multi-family uses in the Commercial Arterial (CA) zone to development in a mixed use structure. The purposes of the changes are to preserve prime commercial properties and achieve quality residential developments.

Explaining the proposed overlay district, Mr. Kattermann said this would function similar to the Automall overlay district. The overlay would have a District "A", defined as within 150 feet of NE 4<sup>th</sup> St. or Sunset Blvd., and a District "B", encompassing the remainder of the CS and CN zones. No stand-alone residential uses would be allowed in District "A", which would require first floor, streetfront commercial. District "B" would permit detached, semi-attached and townhouse uses. Both districts would allow changes to existing development standards, in accordance with a formal modification process.

Parking would be allowed underneath a structure or in the rear, with surface parking reserved for guests only. Because research has indicated that higher density is needed to locate parking under buildings, staff has proposed allowing a density bonus in District "B" up to 36 dwelling units per acre.

Turning to the CA zone, Mr. Kattermann said staff proposes that residential uses be restricted to mixed-use structures only in this zone. In conclusion, staff recommends adoption of the Demonstration Overlay District design standards, and that the City continue to develop zone standards and design guidelines.

Responding to Councilman Corman, Mr. Kattermann said concerns relating to the topography of a specific property could be addressed through the modification process.

Audience comment was invited. There being none, it was MOVED BY PARKER, SECONDED BY NELSON, COUNCIL CLOSE THE PUBLIC HEARING. CARRIED. (See page 81 for Planning & Development Committee report.)

Councilman Schlitzer emphasized the need for clear definitions relating to design criteria so the regulations are easily understood and consistently applied. Councilmember Keolker-Wheeler replied that the question of how to ensure that Renton has well-designed, quality development will remain in Planning & Development Committee.

Planning: Moratorium on  
Residential Uses in  
Commercial Areas

This being the date set and proper notices having been posted and published in accordance with local and State laws, Mayor Tanner opened the public hearing to consider extending the moratorium on residential uses in the Center Suburban (CS), Center Neighborhood (CN) and Commercial Arterial (CA) zones.

Mike Kattermann, Director of Neighborhoods & Strategic Planning, explained that the moratorium was enacted so Council could analyze relevant issues and explore options relating to residential development in these commercial zones. The proposed demonstration standards described earlier this evening resulted; however, the required legislation has yet to be brought to Council for its adoption. In the meantime, the Planning & Development Committee recommends extending the moratorium until the demonstration standards are officially in

place.

Audience comment was invited. There being none, it was MOVED BY PARKER, SECONDED BY KEOLKER-WHEELER, COUNCIL CLOSE THE PUBLIC HEARING. CARRIED. (See page 82 for resolution extending the moratorium.)

Councilmember Keolker-Wheeler said as soon as the ordinance adopting the new development regulations is approved and takes effect, Council could then lift the moratorium by a simple motion.

## ADMINISTRATIVE REPORT

Chief Administrative Officer Jay Covington reviewed a written administrative report summarizing the City's recent progress towards goals and work programs adopted as part of its business plan for 1999 and beyond. Items noted included:

- \* On March 10<sup>th</sup>, Carco Theatre will host the Seattle Symphony's second show in Renton, with all proceeds benefiting this summer's teen musical.
- \* On March 20<sup>th</sup> at the Renton Senior Activity Center, the Knights of Columbus will offer a free pancake breakfast to Renton-area seniors.
- \* At last week's City Council retreat, Council adopted five business plan goals for 1999, as follows: Encourage and support economic development and downtown redevelopment; Encourage and support neighborhood revitalization; Improve the City's image in the community and region; Meet the service demands that contribute to the livability of the community; and Work with the County and neighboring jurisdictions to influence agreements that impact Renton.

## AUDIENCE COMMENT

Citizen Comment: Beckley – Highlands Neighborhood Center Reconstruction

Phillip Beckley, 655 Ferndale Ct. NE, Renton, 98056, encouraged the City to consider the proposal put forth at last week's Council meeting involving the possibility of constructing an entirely new gymnasium at the arson-damaged Highlands Neighborhood Center. (See page 83 for more information on this issue.)

On another subject, Mr. Beckley said the Highlands Community Association appreciates Council's recent decision not to change the City's land use zoning for gambling uses.

## CONSENT AGENDA

Parks: Piazza & Gateway Design, Berger Partnership

Items on the consent agenda are adopted by one motion which follows the listing.

Community Services Department recommended approval of a contract in the amount of \$96,734.50 with the Berger Partnership for detailed design, contract documents and construction management responsibilities for the Downtown Piazza and Gateway projects. Council concur.

Parks: Class Registration Software, Escom

Community Services Department recommended purchasing software and associated hardware from Escom Software Services to be used for class registration, membership, facility scheduling and point of sales information at a total cost of \$75,396. Refer to Community Services Committee.

EDNSP: Shuffleton Redevelopment Agreements (EIS Prep & Funding)

Economic Development, Neighborhoods & Strategic Planning Department requested authorization to execute agreements for the Shuffleton site proposed redevelopment (Environmental Impact Statement and facilitation of Planned Action approach). Refer to Finance Committee.

HR&RM: Fleet Mgmt Tech Hiring @ Step D

Human Resources & Risk Management Department recommended approval of hiring the Fleet Management Technician at Step D of the salary range, retroactive to February 5, 1999. Refer to Finance Committee.

Streets: Burnett Ave S  
Reconstruction,  
Merritt+Pardini

Transportation Systems Division recommended approval of a contract in the amount of \$80,016.96 with Merritt+Pardini to design the Burnett Ave. S. reconstruction along with associated intersection and traffic signal modifications. Council concur.

MOVED BY PARKER, SECONDED BY EDWARDS, COUNCIL APPROVE THE CONSENT AGENDA AS PRESENTED. CARRIED.

## **CORRESPONDENCE**

Citizen Comment: Siu –  
Gambling in Renton

Correspondence was read from Jonathan and Joyce Siu, 2549 SE 16th St., Renton, 98059, submitting information on gambling and expressing hope that Renton will ban further cardrooms. MOVED BY PARKER, SECONDED BY CORMAN, COUNCIL REFER THIS LETTER TO THE FINANCE COMMITTEE. CARRIED.

## **OLD BUSINESS**

### **Planning & Development Committee**

Planning: Residential  
Demonstration District

Planning & Development Committee Chair Keolker-Wheeler presented a report regarding multi-family development standards in the Center Suburban (CS), Center Neighborhood (CN) and Commercial Arterial (CA) zones. The Committee conducted several study sessions on the moratorium currently in effect on properties within these zones, including meeting with property owners, developers, and planning consultants who reviewed draft proposals for new development standards. The Committee met on February 18, 1999 to consider the proposed overlay zone amendments to these zones. The Committee recommended that an ordinance be adopted creating a Centers Residential Demonstration District Overlay in the CS and CN zones, and restricting residential uses in the CA zone to mixed use buildings. MOVED BY KEOLKER-WHEELER, SECONDED BY EDWARDS, COUNCIL CONCUR IN THE COMMITTEE REPORT. CARRIED.

### **Finance Committee**

Budget: 1999 Adjustments

Finance Committee Chair Edwards presented a report recommending adoption of the 1999 Budget Amendments in the amount of \$4,302,030 to meet legal obligations, continue capital projects, and appropriate excess fund balances. The revised 1999 Budget total will be \$134,967,406. Included in the changes is a recognition of new revenue of a total of \$795,000 from insurance proceeds for the Highlands Community Center. The Committee further recommended that the ordinance regarding this matter be presented for first reading. MOVED BY EDWARDS, SECONDED BY NELSON, COUNCIL CONCUR IN THE COMMITTEE REPORT. CARRIED. (See page 82 for ordinance.)

Finance: Vouchers

Finance Committee Chair Edwards presented a report recommending approval of Payroll Vouchers 165212 - 165469 and 522 direct deposits in the total amount of \$1,309,216.14. MOVED BY EDWARDS, SECONDED BY NELSON, COUNCIL CONCUR IN THE COMMITTEE REPORT. CARRIED.

### **Community Services Committee**

Human Services: Human  
Services Element of the  
Comprehensive Plan

Community Services Committee Chair Nelson presented a report recommending that Council concur in the staff recommendation to remove the proposed Human Services Element of the Comprehensive Plan from the Committee's referral list, as staff has advised that this item has been removed from the department's work programs at this time. MOVED BY NELSON, SECONDED BY SCHLITZER, COUNCIL CONCUR IN THE COMMITTEE REPORT. CARRIED.

Parks: Maplewood Golf Course  
Scorecards

Community Services Committee Chair Nelson presented a report recommending concurrence in the Board of Park Commissioners' recommendation that color scorecards be purchased for the Maplewood Golf Course. The Committee did not agree, however, with the proposal that the scorecards be provided at no cost in exchange for allowing the sale of advertising to be displayed on the cards.

Instead, the Committee recommended that staff determine whether one of the food and beverage suppliers to the golf course would be interested in underwriting printing costs for the scorecards in exchange for displaying their company logo on the cards.

If none of the suppliers are interested in this proposal, the Committee recommended that the City contract with Golf Associates Scorecard Co. and G.A. Printing to provide color scorecards with no advertising. All costs would then be funded by the Maplewood Golf Course. MOVED BY NELSON, SECONDED BY SCHLITZER, COUNCIL CONCUR IN THE COMMITTEE REPORT. CARRIED.

**Parks: Facility Naming Policy**

Community Services Committee Chair Nelson presented a report recommending that the City's Facilities Naming Policy be approved as amended and included in the City Policy and Procedure Manual. MOVED BY NELSON, SECONDED BY KEOLKER-WHEELER, COUNCIL CONCUR IN THE COMMITTEE REPORT. CARRIED.

**Transportation (Aviation)**  
**Committee**

**Lease: Pro-Flight Aviation**

Transportation (Aviation) Committee Chair Corman presented a report regarding a new lease with Pro-Flight Aviation, Inc. In April 1998, Council approved the division of Lane Aviation's ground lease into two parcels, and authorized Lane Aviation to sell its leasehold interest in the two parcels. Lane Aviation has agreed to sell one parcel to Pro-Flight Aviation, Inc. and one parcel to Lane Hangar Condominium Association, Inc. The lease between the City and the Lane Hangar Condominium Association has already been executed. The Committee recommended that Council approve the new lease with Pro-Flight Aviation, Inc. and further authorize the Mayor and City Clerk to execute the lease. MOVED BY CORMAN, SECONDED BY NELSON, COUCIL CONCUR IN THE COMMITTEE REPORT. CARRIED.

**ORDINANCES AND  
RESOLUTIONS**

**Resolution #3380**

**Planning: Moratorium on  
Residential Uses in  
Commercial Areas**

The following resolution was presented for reading and adoption:

A resolution was read extending the moratorium on residential uses in the Center Suburban (CS), Center Neighborhood (CN), and Commercial Arterial (CA) zones for an additional six months to September 8, 1999. MOVED BY KEOLKER-WHEELER, SECONDED BY PARKER, COUNCIL ADOPT THE RESOLUTION AS PRESENTED. CARRIED.

Councilmember Keolker-Wheeler reiterated that it is Council's intent to lift the moratorium as soon as the ordinance approving the new regulations has taken effect.

The following ordinances were presented for first reading and referred to the Council meeting of 3/15/99 for second and final reading:

**Budget: 1999 Adjustments**

An ordinance was read appropriating funds from fund balance, increasing the expenditures in various funds and departments, and increasing the 1999 Budget by \$4,302,030 to a total adjusted amount of \$134,967,406. MOVED BY EDWARDS, SECONDED BY CORMAN, COUNCIL REFER THE ORDINANCE FOR SECOND AND FINAL READING ON 3/15/99. CARRIED.

**Vacation: Olympia Ave NE  
(NE 33rd to 21st), Lakeridge  
Development, VAC-98-001**

An ordinance was read vacating a portion of Olympia Ave. NE from NE 33rd St. north of NE 21st St. for Lakeridge Development, Inc. (VAC-98-001). MOVED BY EDWARDS, SECONDED BY KEOLKER-WHEELER, COUNCIL

REFER THE ORDINANCE FOR SECOND AND FINAL READING ON 3/15/99. CARRIED.

The following ordinances were presented for second and final reading:

**Ordinance #4768**

Development Services: 1997  
Uniform Building Codes

An ordinance was read amending Section 4.1.140 of Chapter 1, Administration and Enforcement, Sections 4-5-050, 4-5-060, 4-5-080, 4-5-090, 4-5-100 and 4-5-110 of Chapter 5, Building and Fire Prevention Standards, of Title IV (Development Regulations) of City Code by adopting standard codes and fees thereunder. MOVED BY KEOLKER-WHEELER, SECONDED BY EDWARDS, COUNCIL ADOPT THE ORDINANCE AS READ. ROLL CALL: ALL AYES. CARRIED.

**Ordinance #4769**

Fire: 1997 Uniform Fire Code

An ordinance was read amending Sections 4.5.050, 4.5.060 and 4.5.070 of Chapter 5, Building and Fire Prevention Standards, of Title IV (Development Regulations) of City Code relating to adoption of the 1997 Uniform Fire Code by reference and amendments thereto. MOVED BY KEOLKER-WHEELER, SECONDED BY EDWARDS, COUNCIL ADOPT THE ORDINANCE AS READ. ROLL CALL: ALL AYES. CARRIED.

**NEW BUSINESS**

School District: Performing  
Arts Center at Renton High  
School

MOVED BY PARKER, SECONDED BY NELSON, COUNCIL REFER THE PROPOSAL FOR A PERFORMING ARTS CENTER AT RENTON HIGH SCHOOL TO THE COMMUNITY SERVICES COMMITTEE. CARRIED.

Parks: Highlands  
Neighborhood Center  
Reconstruction

Responding to Councilman Corman, Mayor Tanner said Council has given precise direction to the Administration with respect to the reconstruction of the Highlands Neighborhood Center, which is to repair the gym to its previous state and moderately expand the facility's program rooms.

Chief Administrative Officer Jay Covington added that the City will already contribute \$200,000 out of its own pocket in addition to the insurance proceeds received for this project. Spending another \$200,000 to \$300,000 to build an entirely new gymnasium at this location would be difficult to justify when other neighborhoods lack any kind of public activity center.

**AUDIENCE COMMENT**

Citizen Comment: Evans –  
Highlands Neighborhood  
Center Reconstruction

Ralph Evans, 3306 NE 11th Pl., Renton, 98056, thanked Council for considering his proposal on the Highlands Neighborhood Center reconstruction, and for providing an immediate response.

**ADJOURNMENT**

MOVED BY PARKER, SECONDED BY NELSON, COUNCIL ADJOURN. CARRIED. Time: 8:45 p.m.

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MARILYN J. PETERSEN, CMC, City Clerk